

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 18, 2010
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

1. **Meeting Called to Order at 6:30 p.m.**
2. **Pledge of Allegiance was lead by Commissioner Coleman.**
3. **Roll Call**

Commissioner Sully, Chairperson
Commissioner McKenzie, Vice Chairman
Commissioner Coleman
Commissioner Menth
Commissioner Shirhall

Others Present:

Sherri Abbas, Development & Building Services Manager
Bret Finning, Associate Planner
Russell Hildebrand, City Attorney
Candace Johnson, Planning Commission Secretary

About 12 others

4. **Minutes** – The minutes of April 20, 2010 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** - None

Scheduled Items:

7. **MERCEDES BENZ OF ROCKLIN MODIFICATION
DESIGN REVIEW, DR-2006-07A
CONDITIONAL USE PERMIT, U-2006-11A
STEVE SHOWER**

This application is a request for approval of modifications to the design review and conditional use permit entitlements for the Mercedes Benz of Rocklin facility on Granite Drive to allow the following: Modification of the building façade to add protruding “knife edge” roof beams to comply with Mercedes-Benz newest design guidelines, add a new building mounted sign for the Bistro 33 restaurant, approve exterior restaurant seating, approve a revised interior restaurant seating plan, approve a revised parking plan for the project including the use of valet parking for bistro customers.

The subject property is generally located on the southerly side of Granite Drive approximately 215 feet easterly of the intersection of Sierra Meadows Drive and Granite Drive, 4747 Granite Drive. APN# 045-102-028.



The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin intends to adopt a Categorical Exemption as the appropriate level of environmental review for this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities.

The applicant is Steven Shower. The property owner is George Grinzewitsch.

Bret Finning presented the staff report.

The Commission had no questions for staff

Applicant, Steven Shower, addressed the Commission and introduced dealership owner George Grinzewitsch, and the project architect Joe Marca.

Mr. Grinzewitsch addressed the Commission and gave a brief overview and explanation of the requested modification.

Mr. Marca gave a brief PowerPoint presentation illustrating examples of the Auto Haus concept and the proposed changes to the Rocklin dealership.

The Commission had no questions for the Applicant

The hearing was opened to the public for their comments.
There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Coleman declared that he had ex parte communication but made no determinations at that time. He stated that there is nothing in this project that would make this inconsistent with the General Plan. He stated that he appreciated what Mercedes-Benz has done with the Bistro and felt that the outdoor seating was necessary and that the applicant has taken steps to solve the parking issue. He stated that based on that, he is comfortable with the design and would vote to approve the project.

Commissioner Shirhall concurred with Commissioner Coleman's findings and declared exparte communication with the applicant. He stated that the changes were very minor and would move to approve as submitted.

Commissioner McKenzie stated that he also met with the applicant and looked at the changes on site. He stated that the Bistro 33 sign was a necessary addition to the facility and that from his prospective, he also concurred with Commissioner Coleman's findings.

Commission Menth declared exparte communication with the applicant but made no representations or commitments. He stated that he also found that the project conforms to the General Plan and supported the project.

Commissioner Sully also declared exparte communication but made no decisions. She also concurred with the rest of the Commission and felt that Mercedes-Benz had been a good neighbor and liked the addition of Bistro 33.



On a motion by Commissioner Shirhall and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CATEGORICAL EXEMPTION OF ENVIRONMENTAL IMPACTS (Mercedes-Benz of Rocklin/ U-2006-11A, DR-2006-07A) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Shirhall, Coleman, McKenzie, Menth and Sully
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A USE PERMIT MODIFICATION (Mercedes-Benz of Rocklin / U-2006-11A) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Shirhall, Coleman, McKenzie, Menth and Sully
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW MODIFICATION (Mercedes-Benz of Rocklin / DR-2006-07A) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Shirhall, Coleman, McKenzie, Menth and Sully
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

**8. BLUE OAKS TOWNCENTER DR-2003-02
COMPLIANCE DETERMINATION
EXTERIOR MODIFICATIONS FOR SKIPOLINI'S RESTAURANT**

The applicant proposes to modify the former Johnny Carino's country Italian restaurant on Pad 25 of the shopping center. Pad 25 is located on the north side of the southerly entrance to the shopping center, across from Grand Canyon Drive. Generally, pad 25 is situated in front of the second major tenant building.

The Commission waived the staff report.

Applicant, Kent Ipsen from Skipolini's, addressed the Commission.

The Commission had questions for the Applicant regarding the following:

1. Origin of the restaurant name.

The hearing was opened to the public for their comments.

There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Menth stated that he had been disappointed when Johnny Carino's closed, but he was very pleased to have Skipolini's be coming in with such an imaginative project. He stated that he felt that the project does substantially comply with what we have approved in the past and it will be a nice fit with the new theater.

Commissioner McKenzie stated that he walked around the facility and felt the changes would definitely lend something to the center and will be complimentary to the theater and other uses in the shopping center in terms of the design. He stated that in terms of the designs, he felt that the new features were substantially compliant with the existing entitlements.

Commissioner Shirhall welcomed the business to the Blue Oaks Towncenter. He stated that he felt that this project was an improvement over what was existing and that he also finds the project to be substantially compliant with the existing shopping center.

Commissioner Coleman stated that he felt that this project, along with the Blue Oaks Cinema, would generate a lot of interest in the shopping center. He welcomed the project to Rocklin.

Commissioner Sully concurred with the rest of the Commission. She stated that she felt that this restaurant and the concept behind it would be a welcome addition to the community.

On a motion by Commissioner Shirhall and seconded by Commissioner Coleman, the exterior modifications for Skipolini's Restaurant were found to be substantially compliant with the Blue Oaks Towncenter DR-2003-02 by the following vote:

Roll Call Vote:

AYES:	Commissioner Shirhall, Coleman, McKenzie, Menth and Sully
NOES:	None
ABSENT:	None
ABSTAIN:	None

Motion carried: 5/0

9. Reports and Discussion Items from Planning Commissioners

- a. Report on Climate Action Plan from Commissioner McKenzie

10. Reports from City Staff

- a. City Council Actions
 - i. Extension of Economic Stimulus Sign Program of 2009

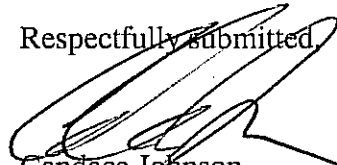
11. Appointment of Two Persons to Committee for Sign Ordinance Revisions

- a. Commissioner Shirhall and Commissioner McKenzie were appointed to the Sign Ordinance Revision Committee.

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:15p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary